



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

May 11, 2016

TO: Doug Smith, Vice Chair  
David W. Louie, Commissioner  
Laura Shell, Commissioner  
Curt Pedersen, Commissioner  
Pat Modugno, Commissioner

FROM: Michele Bush *MRB*  
Zoning Permits East Section

**Project No. R2013-03046-(4) – Conditional Use Permit No. 201400029 - RPC**  
**Meeting: May 11, 2016 - Agenda Item: 6**

The above-mentioned item is a request to implement the development program in connection with the \_DP overlay that is a part of the Zone Change to C-3-DP (General Commercial-Development Program) Zone. The CUP will restrict development of the rezoned property to the proposed Project shown on the approved site plan, marked "Exhibit A," and will ensure that no other development will be permitted on the property unless a new CUP is first obtained.

Please find enclosed one letter of opposition from the Rowland Heights Community Coordinating Council (RHCCC), revised from the previous letter, and six emails in opposition from area residents. The correspondences were received subsequent to hearing package submittal to the Regional Planning Commission.

If you need further information, please contact Michele Bush at (213) 974-6435 or [mbush@planning.lacounty.gov](mailto:mbush@planning.lacounty.gov). Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

MM:MRB

Enclosure

**From:** [louella.roberson](#)  
**To:** [Michele Bush](#)  
**Subject:** Colima Office Building Project Reference Number: R2013-03046-(4)  
**Date:** Tuesday, May 10, 2016 5:52:10 PM

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Michele Bush  
LA County Department of Regional Planning (DRP)  
320 W. Temple Street  
Los Angeles, CA 90012  
[mbush@planning.lacounty.gov](mailto:mbush@planning.lacounty.gov)

**RE: Comments on Case Number R2013-03046-(4) 18002 Colima Road Project Initial Study (I/S) and Traffic Impact Study (TIS)**

1. The property is zoned agricultural- let it stay as agricultural- why change zoning? Current use is a nursery- you can not compare that to a commercial building as commercial use.
2. I believe it will add to the traffic congestion on Colima Rd. It is already so bad as it is. There are already enough commercial buildings on Castleton that are empty.
3. Erecting a 45 ft building will impact the views of the SFR's on the other side of the building. This is aside from the noise that will come from the cars and people coming in and out of the building
4. Security- Since proposed property is commercial- and building is taller than the homes- thieves can use the building to go into the residential neighborhood.
5. Hazards/hazardous materials- how can the County regulate the renters of the property? The new renters might have hazardous materials and fumes that can affect the health of the neighboring residents.
6. Why not propose a small park for the site for the residents and workers in the neighboring businesses? I'm sure they would love to have a small park to walk to, on their lunch break. RH is in a high park need area so we need a park for the residents. This will be a perfect site for a small park.
7. Since property is in a liquefaction zone, this is a very significant- why was it put as a minor comment on pg 14 of report? Since it is only 2 miles to a fault, this is a big risk putting a building which can be affected tremendously even during a minor earthquake. Especially the underground parking?
8. Air quality for the residents in the neighborhood will be affected as well due to more cars going in and out of the building.
9. Right now, property is a nursery and contributes to oxygen production- new building will contribute to more pollution in the area.

Rowland Heights is so built up already, and so congested already. I've lived here for 15 years and love my neighbors and my neighborhood. Please do not add to the congestion and pollution already happening in the neighborhood. We are good citizens and love the neighborhood but due to the more and more buildings being erected we are having 2<sup>nd</sup> thoughts of staying in the

neigbothood. A few of our neighbors have moved out. I am not against progress but we at least need to leave some properties untouched by progress. I know more businesses means more taxes collected for the county. I'm pretty sure Rowland Heights generate enough taxes for the neighborhood due to all the businesses that are already in existence in the area. Please listen to all the pleas of the residents, since we are the ones who have to deal with the traffic. It already takes me 20-30 minutes to go to Puente Hills mall during rush hours and I am only abt 3 miles away from the mall.

Thank you,

Louella Roberson

Resident of Rowland Hgts CA

**From:** Quintin Poon  
**To:** Michele Bush  
**Subject:** Colima Office Building Project , ref. #R2013-03046-(4)  
**Date:** Tuesday, May 10, 2016 6:50:29 PM

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Dear Michele Bush:

My name is Quintin Poon , a resident living in Rowland Heights and have been always passing through the section

where the nursery was and now is under a proposal to change to an office building.

With the need of Rowland Heights developments, I do not object a General Office Building at that location though I know that

the traffic volume will be increased a lot.

However, at the attendance of last night's meeting at the RHCCC meeting, we were told the revised proposal is a General

Office and Medical Office Building. I strongly oppose to such change as a Medical Office will increase traffic jam in that section.

McDonald is there and some other fast food and business are there, which already traffic saturated.

I live close by that section and always shop there and I know how busy, day and night along that part of Colima.

Please do not approve a Medical Office Building there.

Thank you for your kind attention.

Quintin Poon (626-964 3060)

**From:** [charlexia@gmail.com](mailto:charlexia@gmail.com)  
**To:** [Michele Bush](#)  
**Subject:** Project Number R2013-03046-(4) 18002 Colima Road Project  
**Date:** Tuesday, May 10, 2016 7:52:10 PM

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**Re: Project Number R2013-03046-(4) 18002 Colima Road Project**

**Dear** Michele Bush,

**I object the Colima Office Building Project.**

1 A two-story 45' high office building would be an eyesore in that area.

2 That project would make the bad traffic even worse.

Zhaoliang xia

20018 ILUSO AVE, WALNUT, CA 91789

**From:** [4speedss](#)  
**To:** [Michele Bush](#)  
**Subject:** Development in Rowland Heights  
**Date:** Tuesday, May 10, 2016 8:00:00 PM

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Please stop the development in my community. Rowland HTS is already over developed. The traffic is horrible. Please stop any development in Rowland Heights unless it's a park or hiking trails.

Thanks

Vincent Ferrara

**From:** John Grant  
**To:** Michele Bush  
**Date:** Tuesday, May 10, 2016 9:00:39 PM

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Michele Bush,

I vote NO on reference number: R2013-03046-(4).

Thank you.

John Grant

**From:** Him Djuhana  
**To:** Michele Bush  
**Cc:** Lynn Ebencamp Neighbor  
**Subject:** Colima Office Building Project Reference Number: R2013-03046-(4)  
**Date:** Tuesday, May 10, 2016 9:21:44 PM

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Dear Michele,

As a concerned resident of Rowland Heights, I disagree with this project for 3 reasons.

1. Office building is too tall, will block view of homeowners south of the property. This project is inconsistent with the RH Community Plan and Design Standard.
2. Traffic on Colima is already bad. This is a 35,000+ sq ft offices/medical offices, traffic will get worse. Guaranteed. This does not require a study. Just use some common sense. Traffic will get worse.
3. We need more parks not offices.

Thank you.

Him Djuhana